

REAL ESTATE—OUT OF CITY.

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New Jersey—Sale or Rent
\$3,500 SECURES TITLE AND OCCUPANCY



Because the owner has too many buildings on his hands now, this very attractive, imposing Colonial type of suburban home, located in a beautiful, strictly residential section, near New York, especially built for comfortable year-round occupancy, can be bought for less than cost of house alone today. The desire of the neighbors as to personality of buyer will be respected. The house itself will be turned over in perfect condition, ready for occupancy immediately, and contains 11 very large rooms and 3 big tiled baths. The price includes an electric range, electric fixtures and shades, electric washing machine, electric vacuum cleaner and base plugs. The plot consists of two-thirds of an acre of land, with 100 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded by fine old trees, and contain many shrubs and flowers. The elevation is about 700 ft.; wonderful scenery, very healthy living conditions. Water rights on chain of beautiful lakes run with the title. The railroad station is within 5 minutes' walk. Commuting facilities to the city are of the best. The balance of \$11,000 may remain on mortgages at terms which make the yearly carrying charge less than the rent of even a small New York City apartment. Complete details and pictures can be obtained from P. D. WORCESTER, 170 Broadway, New York City, Suite 1312. Tel. 1521 Cortlandt.

MONTCLAIR

BY ELEVATION, LIKEWISE REPUTATION,
 THE HIGHEST SUBURB OF NEW YORK CITY

FOR RENTAL FURNISHED.
\$250 Month—Central residence, 11 rooms, 2 bathrooms; 2-car garage; to May 1.
\$350 Month—Colonial residence, 12 rooms, 8 bathrooms; perfect condition; near station; garage.
 REMEMBER: THE "CRAWLEY SERVICE" MEANS "RELIABLE SERVICE."

F. M. CRAWLEY & BROS.

REAL ESTATE BROKERS.
 Opposite Lackawanna Terminal. Montclair, N. J.

MONTCLAIR

\$15,000—Exceedingly well built and finished Colonial Dwelling in Watchung section. Centre hall, large living room (fireplace), dining room, kitchen, sun porch; 4 bedrooms, 2 baths, built-in bath; all modern appointments. Convenient Country Club and express station.
\$17,000—Charming Colonial Residence, very convenient; excellent surroundings; large plot, well shaded. Large living room, dining room, pantry, kitchen; 4 master bedrooms, 2 bathrooms and solarium; garage, convenient to Lackawanna Station; terms to suit purchaser.

MURDOCH COMPANY

Opp. Lackawanna Terminal, Montclair. (Phone 4616).

MONTCLAIR

WE ARE AUTHORIZED TO OFFER
FOR SALE

An unusually attractive residence built for and occupied by owner; situated in restricted neighborhood.

The residence is of hollow tile construction; contains living room with fireplace, dining room, solarium, butler's pantry, kitchen, 4 bedrooms, 3 bathrooms, artistic interior finish; grounds adorned with handsome shade trees and shrubbery. TWO CAR GARAGE.

The price asked is \$35,000

Seen by appointment only.

F. M. CRAWLEY & BROS.

Plaza Building, Montclair, N. J.

MONTCLAIR

A Colonial Gem

Of Dutch Colonial architecture, having 10 rooms, 3 bathrooms, large living room, sun porch, 2 sleeping porches; interior in old ivory and mahogany; steam system. Grounds beautifully landscaped with shrubbery, gardens, flowers, etc. Garage. The home you have been hoping to eventually purchase.

Price \$25,000

FRANK HUGHES COMPANY

At Lackawanna Ter. Tel. 5090 Montclair.

A LITTLE CASH DOWN AND PART OF THE RENT YOU NOW PAY

will buy the delectable little home in the Jersey Hill section, ready to move into; 6 rooms, tiled bath, 300 counters to N. Y. City from this section, D. L. & W. R. R. Beautiful, exclusive, convenient, purely residential locality. Total price, including electric light, shade, complete interior and exterior, laundry, only \$12,500. 700 100x150. Plenty of flowers and shrubs. Boating and bathing available. Schools, churches and market near by. A paradise for the children. It is easier to buy this home on terms than rent a decent apartment in New York City. Write PRIVATE, Post Office Box 378, City Hall Station, New York City.

SUMMIT, N. J.

and the HILL Country Nearby

ACT NOW and SAVE \$5,000. Artist leaving for California must sell splendid 10 room, 3 bath home, with garage and wonderful acre plot in desirable North Side SUMMIT. Price reduced from \$25,000 to \$15,000.

Send for illustrated folder, picturing six splendid homes.

EUGENE JOBS—H.F. BECK

OFFICIAL REALTY WING

Real Estate Brokers, Summit, N. J.

ASBURY PARK REAL ESTATE

ALLEN R. HUETH

Home, Office, Business Properties.
 224 Main St. Phone 140.

MORTGAGE LOANS

can be effected with much greater facility if your real estate titles are insured. We examine, guarantee and insure titles to real estate in Bergen and Morris Counties. Our booklets will interest you. Write for them.

North Jersey Title Insurance Co., HACKENSACK MORRISTOWN

MADISON, N. J.

The Rose City
 DUDLEY T. HART
 Real Estate Broker

H. WEATHERS & CO., Englewood, N. J.
 Englewood and Victory—Real Estate.

FLORIDA

At "ORTONA" on the East Coast.

For rent, Florida, cottages and bungalows, furnished with new furniture complete. All buildings new, with fireplaces in living room, electric lights, bath and modern plumbing throughout. Excellent water; finest location; beautiful views. Address

E. A. SIMPSON,
 534 Madison Bldg.,
 Hartford, Conn.

FARM PROPERTY.

New York.

Ulster County Farm, Near City.

Stone House; Horses, Cows, Poultry, hay, fodder, potatoes, full machinery, equipment included; splendidly situated, productive farm; 65 acres; near village, railroad; easy drive busy city; motor bus passes; fertile loam; brook watered pasture; woodland nearly by for farm; stone house on property; lots fruit; 12 room stone house; running water; excellent view; good 6 room bungalow; large barn; also garage, hog and poultry house. Farmhouse affairs force sacrifice; only \$5,500, part cash; easy terms. Everything ready, immediate operation. Investigate. Catalog free. W. L. BURNETT, Room 8, Columbus Trust Building, Newburgh, N. Y.

MOVING DAILY VANS BARGAIN.

Money making from start; big monthly milk check; 137 acres, including 26 head stock; new house; and best town and country; tools, crops, milking machine, engine, everything; \$8,200, \$2,500 cash. BATSON FARM AGENCY, 400 5th Ave., N. Y.

Miscellaneous.

135-Acre Farm With

Horse, Poultry, 30 Cows and heifers, calves, bull, 4 steers, pair oxen, pigs, hay, fodder, 500 bu. oats, 200 bu. potatoes, corn, vegetables, stove wood, full implements included; in rich farming district, convenient town, markets, advantage; cuts 100 tons hay acre, abundant water, 600 cords wood, timber; sugar bush outfit; 120 apple pear, plum, cherry trees; good buildings; warm house; 2 big barns; poultry houses, etc. Owner retiring sacrifices all \$6,000, part cash, easy terms. Details 11-Blue Catalog 1100 BARRINGS. FREE. STROUT FARM AGENCY, 150F Nassau St., New York City.

REAL ESTATE TO EXCHANGE.

Cash and Free and Clear Lots

We are prepared to add substantial cash along with \$170,000 worth of free and clear lots, with all improvements included; suitable for two family houses or apartments; located in one of the best built up sections of Brooklyn for a good investment; quick action.

LEVY BROS.,

180 Montague St., N.Y.C., Main 745.

CHOICE PLOT

On Riverside Drive, near 160th St. Unimproved. Trade for improved property, Manhattan. Preferably dwelling. J. ARTHUR FISCHER, 600 6th Ave.

REAL ESTATE WANTED.

CHOICE LOCATIONS

WANTED BY LARGE CHAIN STORE CONCERN.

STORES OR BUILDINGS AT HEAVY TRAFFIC POINTS, CORNERS, PRE-FERRED, WITH IMMEDIATE OR FUTURE POSSESSION. OPPORTUNITY TO OBTAIN EXCEPTIONAL TENANT ON LONG TERM LEASE.

TANKOOS, SMITH & CO.,

Chain Store Specialists,
 11 John St., Corner Broadway.
 Tel. Cort. 2372-1306.

WE have several clients

who are desirous of investing in High Class Walkup and Elevator Apartments in Manhattan or Bronx; send all particulars; quick action. Charles Berlin, 3883 Broadway.

REAL ESTATE—EUROPE.

FLORENCE, ITALY

FOR SALE

On the Hill of Fiesole one mile from and overlooking Florence, Italy, a beautiful villa and small estate including a rich Tuscan farm. The villa is a mansion of character with delightful old garden and well timbered grounds enclosed with a Park wall and commanding views on all sides. It contains lounge halls, fine suites of reception rooms, a library, bathroom or study, 20 bed and 3 bath rooms, central heating, lift, electric light; also some very fine paintings and pictures. Ample office and excellent stable, carriage, lodge and garage. Would transform into a first class hotel or club in the much sought after locality. A bargain at today's exchange. To be sold furnished or otherwise, apply Messrs.

EVANS, BARRACLOUGH & CO.,

Solicitors,
 2 Gray's Inn Square, London, W. C. 1.

FACTORIES FOR SALE OR RENT.

LONG ISLAND CITY

IMMEDIATE OCCUPANCY
 5,000—100,000 SQ. FT.
 In Fireproof Concrete Buildings
 ROMAN-CAILMAN CO.
 BRIDGE-PLAZA NORTH
 LONG ISLAND CITY

FACTORIES

FOR SALE TO LEASE
 GAILLARD REALTY CO., INC.
 Industrial Properties Exclusively
 68 William St. John 1008.

NEW FACTORIES

Two one story brick buildings, modern construction, 75x214, at Bound Brook, N. J.; four railroads; all improvements; siding; restrooms; all modern; ready for occupancy. PIERCE ESTATE, BOUND BROOK, N. J.

ONE BLOOD FACTORIES

FACTORIES EVERYWHERE
 Robert N. Montebello, Newark, N. J.
 J. I. KINLAR, Hoboken, N. J.

Factories

Trembley Co., Inc. Industrial Waterfronts
 Cort. 3307, 5 Cort St.

Your Wants and the wants of thousands of others are most quickly realized through THE NEW YORK HERALD Want Ads. HERALD QUALITY.

QUANTITY circulation brings the kind of results that are most desirable.

FLORIDA

A delightful home fronting Halland River, finest site, 5 acres and waterfront on river, dock, anchorage for large yacht. Beautiful grounds, grand trees, bearing fruit. Home exceptionally well built, 7 master rooms, 1 bathroom, fine plumbing, 2 service porches, bath, large piazza, sun parlor, sleeping porches, billiard room; superior outbuildings; all conveniences; condition like new. SELL LESS THAN HALF COST

E. H. PECK, care S. Oswald Bell & Co., 11 WEST 4TH ST., NEW YORK
 DESCRIBE PROPERTY AND PLANS.

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Manufacturers and Business Men:

Your lease may have only a few more months to run. Don't wait until January to seek a new business home for 1922 rental. NOW IS THE TIME. Opportunities are offered you in all parts of the city. You can have your choice now. Offerings listed below are all available for February and May occupancy.

From Battery to 14th St. (Inclusive).

Above 14th St. to 59th St. (Inclusive), East River to North River.

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